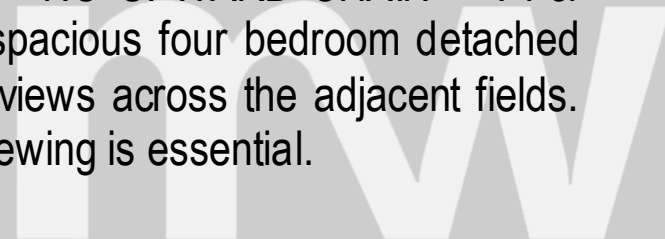




Kiln Way  
Polesworth  
£350,000

\*\*\* STUNNING VIEWS - PERFECTLY SITUATED - NO UPWARD CHAIN \*\*\*. For sale with MARK WEBSTER estate agents is this spacious four bedroom detached property which benefits from beautiful 180 degree views across the adjacent fields. Located in the ever popular village of Polesworth. Viewing is essential.





### ENTRANCE HALL

Laminated wooden effect flooring, double panelled radiator, stairs leading off to the first floor landing, doors to a useful under stairs store with plumbing for a washing machine and further doors to...

### LOUNGE

**16' 9" x 10' 9" maximum (5.11m x 3.28m)**

Double glazed bow window to front aspect, two double glazed windows to side aspect, single panelled radiator and a feature fireplace with a coal effect gas fire.

### GUEST WC

**3' 4" x 4' 0" (1.02m x 1.22m)**

Opaque double glazed window to side aspect, useful vanity storage with wash basin and a low level WC.

### OPEN PLAN KITCHEN/DINER

**11' 2" x 18' 6" maximum (3.4m x 5.64m)**

(9' 9" minimum length) Double glazed window to rear aspect, double glazed window to side aspect, part laminated wooden effect flooring, part vinyl flooring, double panelled radiator, a range of tall, base and eye level units, roll edge work surfaces, space for an eye level electric double oven, electric hob, stainless steel sink, integrated dishwasher, space for a fridge/freezer, integrated microwave and a double glazed door to...

### CONSERVATORY

**10' 10" x 11' 1" (3.3m x 3.38m)**

Having double glazed windows, laminated wooden effect flooring and double glazed French doors giving access to the rear garden.

### FIRST FLOOR LANDING

Double glazed window to side aspect, access to roof space and doors to...

### BEDROOM ONE

**15' 8" x 9' 8" (4.78m x 2.95m)**

Double glazed window to front aspect, single panelled radiator, sliding doors to a useful wardrobe, panelled shower enclosure with mixer style shower and a range of fitted bedroom furniture.

### BEDROOM TWO

**11' 1" x 9' 8" maximum (3.38m x 2.95m)**

Double glazed window to rear aspect, single panelled radiator and a range of fitted bedroom furniture.



### BEDROOM THREE

7' 7" x 8' 6" (2.31m x 2.59m)

Double glazed window to rear aspect, single panelled radiator and a range of fitted bedroom furniture.

### BEDROOM FOUR

8' 7" x 8' 6" maximum (2.62m x 2.59m)

(4' 0" x 5' 4" minimum) Double glazed window to front aspect and a single panelled radiator.

### SHOWER ROOM

6' 10" x 5' 3" (2.08m x 1.6m)

Opaque double glazed window to side aspect, panelled walls & ceiling, heated towel rail, useful vanity storage with wash basin and low level WC and a shower enclosure with mixer style shower over.

### GARAGE

18' 8" x 9' 5" (5.69m x 2.87m)

Having an up and over door, side door, power and light.

### TO THE EXTERIOR

The property sits on a beautiful plot with surrounding fields. To the front there is a tarmac driveway with double gates providing access to the detached single garage. The rear garden has a paved patio area with steps leading up to the lawn which has planted borders and views to the side aspect.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



29 Bridge Street  
Polesworth, Tamworth  
Staffordshire, B78 1DR

www.markwebsterandco.co.uk  
01827 64903

Mon – Fri: 9:00am – 5:30pm  
Sat: 9:00am – 4:00pm



zoopla.co.uk  
Smarter property search

rightmove  
find your happy



Marks every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

**COMPANY DISCLAIMER** – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

**Property Mis-description Act 1991** – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

**Misrepresentation Act 1937** – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.

